



Apartment Five-bedroom (6+kk)

€ 401 317 | CZK 9 750 000

157 m², Jablonec nad Nisou, Harrachov





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Total area	166 m²
Floor area*	157 m²
Loggia	9 m²
Parking	-
Cellar	2 m²
PENB	D
Reference number	109436

This generously designed duplex apartment with two loggias, a spacious cellar, and uninterrupted views of the ski jumps and the surrounding forest is located on the top floors of an apartment building with an elevator. It offers complete facilities for recreation or permanent residence. The building is strategically situated in a quiet residential area of the popular town of Harrachov, on the border of the Jizera Mountains and the Krkonoše National Park. The location provides immediate proximity to the forest, while still being within walking distance of the town center, the cable car, and all civic amenities, including grocery stores, a parcel locker, and an electric vehicle charging station.

The apartment is spread over two floors: the 4th floor with a floor area of 100 m² and the 5th floor with 57 m². Currently, the apartment is used as a rental property divided into two separate units with a single entrance. The larger unit consists of three bedrooms, a living room with a kitchen, a dining area and pantry, a bathroom (with a bathtub, shower, washing machine, and toilet), a storage room, a spacious entrance hall, and **two glazed and insulated loggias** – one facing north and the other **south**. The apartment on the 5th floor includes three bedrooms, a gallery, and a bathroom (with a shower and toilet). The only shared space is the hallway connecting the two floors via **a stylish wooden staircase**. This apartment represents an excellent investment opportunity; it is rented out year-round, primarily to international guests. It is one of **the largest apartments in Harrachov** and ideal for accommodating a large family or group.

* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

The barrier-free building with 16 units was constructed in 1996 and has been regularly maintained and renovated. It features **a modern Schindler elevator**, new entrance doors, a renovated and **insulated metal roof**, and **high-speed internet**. Both bathrooms in the apartment have been renovated. **Heating** is provided by a condensing gas boiler and can be **controlled remotely** via a digital thermostat connected to Wi-Fi. Hot water is supplied by a boiler. The kitchen is equipped with a dishwasher, electric cooktop and oven, refrigerator, microwave, coffee machines, and a dining table. The roof windows have interior blinds. **A cellar unit** belongs to the apartment, and parking is available in front of the building.

The property is located in a **quiet part of Harrachov** in the Nový Svět neighborhood, in an area called Klondajk. A hiking trail runs by the house, with a cycling path just a few meters further leading to the **Mumlava Waterfall**, located 2.5 km away. In winter, this route serves as a cross-country skiing trail connected to the **Krkonoše Magistrála**. The center of Harrachov is about 650 meters away, and the four-seat cable car is within walking distance.



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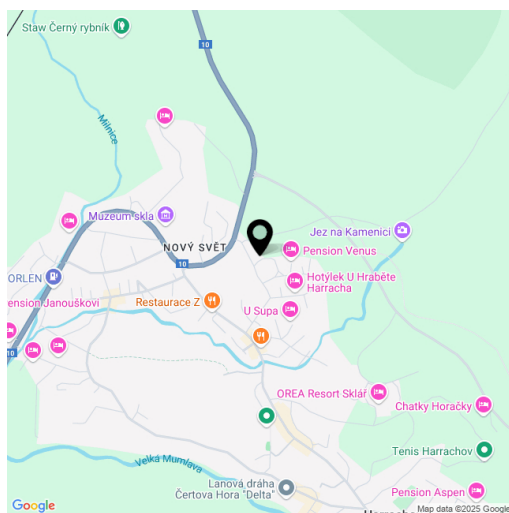
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Additionally, a **ski bus stop** is just 50 meters from the building, **offering transportation** to the **Polana Jakuszycka cross-country center** within 5 minutes, which features newly built facilities including a public **wellness center**. Nearby, you'll also find a **bobsleigh track and rope park**. Harrachov is easily accessible from Prague – about 1.5 hours by car or via direct bus connections.

Floor area 157 m², loggias 2 × 4.59 m², cellar 4 m² (1.6 m² according to the ownership declaration)



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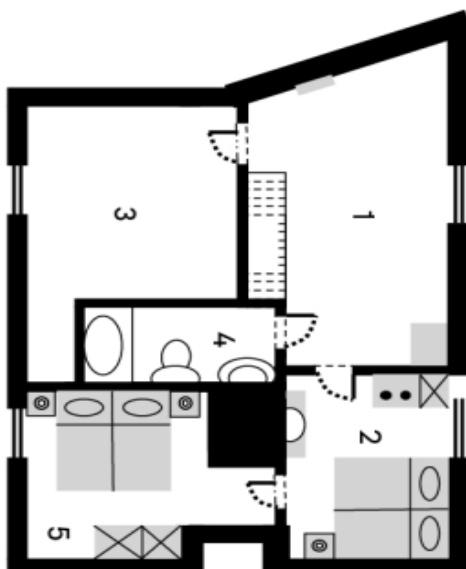
Harrachov

1. NP



- 1 Hala
- 2 Obývací pokoj
- 3 Kuchyně
- 4 Koupelna
- 5 Ložnice
- 6 Ložnice
- 7 Sklad

2. NP



- 1 Hala
- 2 Ložnice
- 3 Pokoj
- 4 Koupelna
- 5 Ložnice